



Westfield–Washington Township

Advisory Plan Commission

Minutes of the Monday, October 4, 2021 Meeting

Presented for approval: October 18, 2021

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m.
on Tuesday October 4, 2021 at Westfield City Hall.

Active Links for this Meeting:

[October 4, 2021 BZA Agenda & Exhibits](#)

[October 4, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Department.

OPENING OF MEETING

YouTube Time: 0:14

ROLL CALL: Noted presence of a quorum.

Commissioners Present In-Person: Matthew Deck, Ginny Kelleher, Robert Horkay, Mike Johns, Andre Maue, Dave Schmitz, and Victor McCarty.

Commissioners Present Virtually: None.

Commissioners Absent: Kristen Burkman and Cindy Spoljaric.

City Staff Present in Person: Kevin Todd, Director; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; and Rachel Riemenschneider, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

YouTube Time: 0:57

- September 20, 2021 APC Minutes.

Motion: McCarty motioned to approve the September 20, 2021 APC minutes as presented.

Maue seconded. Motion passed. Vote 7-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

2106-DDP-23

YouTube Time: 3:57

Prime Car Wash

763 E. Tournament Trail

Prime Car Wash by Civil Site Group, Inc. requests Detailed Development Plan review of a 11,301 square foot carwash facility on 1.23 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

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2108-DDP-32**North Point Three***North of E. 203rd Street and Southeast of East Street*

Site Solutions Group North Point by Stoeppelwerth & Associates requests Detailed Development Plan review of 55,000 square foot warehouse on 4.98 acres +/- in the Northpoint PUD District.

(Reviewing Planner: Corrie Meyer – cmeyer@westfield.in.gov)

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

2109-DDP-38**Culver's at Bridgewater Marketplace***14667 Gray Road*

Weihe Engineers requests Detailed Development Plan review of a 4,596 square foot restaurant on 2.011 acres +/- in the Bridgewater Club Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Motion: Kelleher motioned to approve the Consent Agenda subject to the conditions listed in the associated Staff Reports.

Deck seconded. Motion passed. Vote 7-0.

ITEMS OF BUSINESS**2108-PUD-22***YouTube Time: 4:41***Urban Apples PUD***18326 Spring Mill Road*

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

After APC discussion with the Petitioner, 2108-PUD-22 was continued to a future meeting.

PUBLIC HEARING ITEMS**2110-ODP-23 &****2110-SPP-23****[PUBLIC HEARING]***YouTube Time: 1:13:16***Orchard View Plat Amendment***West side of Spring Mill Road, North of SR32*

Arbor Homes by American Structurepoint requests an amendment to the Overall Development Plan and Primary Plat for Orchard View in order to add 3.03 acres +/- of Real Estate comprised of eight (8) additional Single-Family Residential Lots and additional Rights-of-way.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Public Hearing for 2110-ODP-23 & 2110-SPP-23 opened at 8:14 p.m.

- No Public Comments.

Public Hearing for 2110-ODP-23 & 2110-SPP-23 closed at 8:17 p.m.

Motion: Kelleher motioned to approve 2110-ODP-23 & 2110-SPP-23 subject to the conditions listed in the associated Staff Report.

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Schmitz seconded. Motion passed. Vote 7-0.

2110-PUD-24

[PUBLIC HEARING]

YouTube Time: 1:19:46

Hittle at ThirtyOne PUD Amendment I

West of and Adjacent to US 31 and South of 191st Street

Pryamrp, LLC by Nelson & Frankenberger, LLC requests an amendment to the the Hittle at ThirtyOne PUD to permit Dryvit Custom Brick as a permitted building material on 5.54 acres +/-.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Public Hearing for 2110-PUD-24 opened at 8:27 p.m.

- No Public Comments.

Public Hearing for 2110-PUD-24 closed at 8:29 p.m.

2110-PUD-25

[PUBLIC HEARING]

YouTube Time: 1:39:07

Midland South PUD Amendment I

Northwest corner of Roosevelt Street and Cherry Street

Old Town Design Group by Apollo Developers requests an amendment to the Midland South PUD to increase the maximum building height from 35 feet to 39.5 feet for 3.37 acres +/-.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

Public Hearing for 2110-PUD-25 opened at 8:41 p.m.

- No Public Comments.

Public Hearing for 2110-PUD-25 closed at 8:43 p.m.

Motion: McCarty motioned to forward 2110-PUD-25 to City Council with a favorable recommendation. Kelleher seconded. Motion passed. Vote 7-0.

ITEMS CONTINUED TO A FUTURE MEETING

YouTube Time: 1:39:08

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2102-PUD-06

[CONTINUED]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-family Detached dwelling units.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

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2106-PUD-19
[CONTINUED]

Overlook at Wood Wind PUD

North side of 161st Street, 1/4 mile east of Towne Road

Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

**2108-ODP-18 &
2108-SPP-18**
[CONTINUED]

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2108-PUD-21
[CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2108-PUD-22
[CONTINUED]

Urban Apples PUD

18326 Spring Mill Road

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REPORTS/COMMENTS

YouTube Time: 1:44:39

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

YouTube Time: 1:47:30

McCarthy motioned to adjourn the meeting.

Kelleher seconded.

Motion passed. Vote 7-0.

The meeting adjourned at 8:47 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary

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